AMRINE MEADOWS
SECTION 2, PHASE 3A

STATE OF OHIO , COUNTY OF UNION,
CITY OF MARYSVILLE, VIRGINIA MILITARY SURVEY NO. 5392

202509110007805 9/11/2025
Pages:3 F:$129.60 9:52 AM
Karen J. Riffle T20250005819
Union County Recorder DOC:PLAT

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN VIRGINIA MILITARY SURVEY NO. 5392, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO CONTAINING 11.151 ACRES OF LAND, MORE OR LESS, BEING OUT ALL OF THAT 11.462 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202502270001530.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION , BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "AMRINE MEADOWS, SECTION 2, PHASE 3A", A SUBDIVISION CONTAINING LOTS NUMBERED 142-150, 175-182, 190-205, 251-255 AND RESERVES "C-1", "F", "G-1","H-1" & "K-1" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF RED WINTER AVENUE, HUBBARD ROAD, KABOCHA STREET, ZEPHYR LANE AND COUSA LANE.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PRIVATE UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), DAYTON POWER AND LIGHT, AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6 AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN A 70.178 ACRE TRACT OF LAND, AS CONVEYED TO MGM COMMUNITY SERVICES LLC OF RECORD IN INSTRUMENT NUMBER 202207140006814 ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITIONS AND PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, LANES, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS 29 DAY OF July, 2025

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: _____

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO
COUNTY OF: Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF SAID PULTE HOMES OF OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMRINE MEADOWS, SECTION 2, PHASE 3A, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

29 DAY OF July, 2025

MY COMMISSION EXPIRES 7.7.2026

NOTARIAL SEAL STATE OF OHIO
AUBREY LEIGH REECE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-07-2026

KNOWN ALL MEN BY THESE PRESENTS THAT SANKAR MANGAPURAM, MANAGING PARTNER AND MGM COMMUNITY SERVICES LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, LANES, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS 30 DAY OF July, 2025

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: _____

MGM COMMUNITY SERVICES LLC
AN OHIO LIMITED LIABILITY COMPANY

SANKAR MANGAPURAM
MANAGING PARTNER

STATE OF OHIO
COUNTY OF: Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SANKAR MANGAPURAM, MANAGING PARTNER OF SAID MGM COMMUNITY SERVICES LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF AMRINE MEADOWS, SECTION 1, PHASE 1B, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

30 DAY OF July, 2025

MY COMMISSION EXPIRES 11/28/2026

NOTARIAL SEAL STATE OF OHIO
KAITLYN MARTIN
Notary Public, State of Ohio
My Commission Expires:
November 28, 2026

THE RIGHT OF WAY WITHIN RED WINTER AVENUE, HUBBARD ROAD, KABOCHA STREET, ZEPHYR LANE AND COUSA LANE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONER'S JOURNAL) _____ ON THIS THE _____ DAY OF _____, 20____.

_____
PRESIDENT OF COUNCIL

ATTEST: _____
CLERK

APPROVED THIS 28th DAY OF August, 20 25

_____
MARYSVILLE CITY ENGINEER

APPROVED THIS 28 DAY OF 8, 20 25

_____
MARYSVILLE CITY MANAGER

APPROVED THIS 2 DAY OF Sept, 20 25

_____
CHAIRMAN, CITY PLANNING COMMISSION

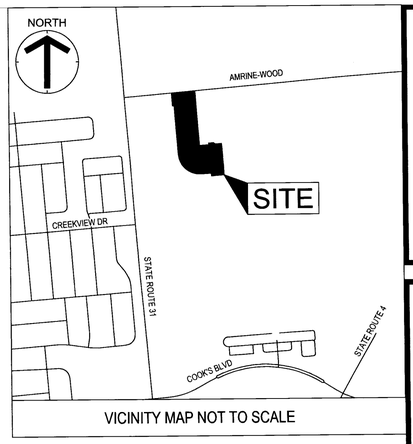
TRANSFERRED THIS 11th DAY OF September, 20 25

_____
UNION COUNTY AUDITOR
By: Tammy White
Deputy Auditor

FILED FOR RECORD THIS 11th DAY OF Sept, 20 25 IN PLAT BOOK Le PAGE NO. 245 A,B C
Slide 124

_____
UNION COUNTY RECORDER

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR



VICINITY MAP NOT TO SCALE

ZONING

"AMRINE MEADOWS, SECTION 2, PHASE 3A" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

SETBACKS

MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

BASIS OF BEARING

BASIS OF BEARINGS ARE DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), WITH THE CENTERLINE OF AMRINE WOOD ROAD HAVING A RELATIVE BEARING OF NORTH 84°53'10" EAST.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO INC.". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO INC.". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5392, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 3.126 ACRES IN RIGHT-OF-WAYS, 1.747 ACRES IN RESERVES AND 6.395 ACRES IN LOTS MAKING A TOTAL OF 11.151 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF AMRINE MEADOWS, SECTION 2, PHASE 3A, AS SURVEYED DECEMBER 2024.

7/28/25

MATTHEW J. ACKROYD, P.S. DATE:
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO IRON PIN LEGEND

- ◎ 5/8" IRON PIN FOUND W/ "CESO INC" CAP UNLESS OTHERWISE NOTED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ "CESO INC." CAP)
- △ MAG NAIL SET UNLESS OTHERWISE NOTED
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM "CESO INC." CAP)

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:
29-0009005.3000	079-00-00-020.003

ACREAGE: 11.151 ACRES

DEVELOPER:
PULTE HOMES OF OHIO, LLC
475 METRO PLACE SOUTH
DUBLIN, OH 43017
PHONE: (614) 376-1018
CONTACT: MATT CALLAHAN

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (937) 435-8584
CONTACT: MATT ACKROYD

APPLICANT/ENGINEER:
KIMLEY-HORN
7965 N. HIGH STREET
SUITE 200
COLUMBUS, OH 43235
PHONE: (614) 472-8963

AMRINE MEADOWS SECTION 2, PHASE 3A
State of Ohio, County of Union,
City of Marysville, Virginia Military Survey No. 5392

Revisions / Submissions

ID	Description	Date

Project Number:	759514
Scale:	N/A
Drawn By:	ATW
Checked By:	SM/ALB
Date:	June 23, 2025
Issue:	

Drawing Title:

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR AMRINE MEADOWS, SECTION 2, PHASE 3A, IN EFFECT AT THE TIME OF PLATTING OF AMRINE MEADOWS, SECTION 2, PHASE 3A, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 142-150, 175-182, 190-205, 251-255, RESERVE "C-1", "F", "G-1","H-1" & "K-1" AND BASIN 3A)

LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRICT
MIN. LOT SIZE:	5,500 SF
MIN. WIDTH:	55'
MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	11.151
ACREAGE IN LOTS 142-150, 175-182, 190-205, 251-255:	6.395
ACREAGE IN RESERVES:	1.747
TOTAL ACREAGE IN RIGHT-OF-WAYS	3.009

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AMRINE MEADOWS, SECTION 2, PHASE 3A, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0263D WITH AN EFFECTIVE DATES OF DECEMBER 16, 2008.

NOTE "E": THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENTS LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE ZONING CODE SHALL CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUCTED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "F": RESERVES "C-1", "F", "G-1","H-1" & "K-1" ARE TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY AMRINE MEADOWS HOMEOWNER'S ASSOCIATION, INC. (HOA) AN ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS WITHIN "AMRINE MEADOWS" FOR THE PURPOSE OF OPEN SPACE AND STORMWATER CONTROL AND MAINTENANCE.

CURVE TABLE

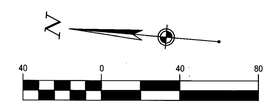
Curve	Delta	Radius	Arc Length	Chord
C1	69° 30' 46"	30.00'	36.40'	S59° 50' 45"E, 34.21'
C2	78° 43' 20"	310.00'	425.93'	N55° 14' 28"W, 393.21'
C3	11° 11' 12"	310.00'	60.52'	N10° 17' 13"W, 60.43'
C4	89° 54' 31"	160.00'	251.07'	N49° 38' 53"W, 226.09'
C5	89° 54' 31"	130.00'	204.00'	S49° 38' 53"E, 183.70'
C6	89° 34' 47"	50.00'	78.17'	S40° 05' 46"W, 70.45'
C7	65° 34' 36"	50.00'	57.23'	N62° 19' 32"W, 54.15'
C8	90° 00' 00"	30.00'	47.12'	N49° 36' 08"W, 42.43'
C9	14° 21' 41"	190.00'	47.62'	N45° 11' 45"W, 47.50'
C10	90° 00' 00"	30.00'	47.12'	N49° 41' 37"W, 42.43'
C11	90° 00' 00"	30.00'	47.12'	N40° 18' 23"E, 42.43'
C12	87° 08' 15"	30.00'	45.63'	N51° 07' 29"W, 41.35'
C13	90° 00' 00"	30.00'	47.12'	N40° 18' 23"E, 42.43'
C14	65° 34' 36"	50.00'	57.23'	N62° 19' 32"W, 54.15'
C15	4° 35' 55"	190.00'	15.25'	S6° 59' 34"E, 15.25'
C16	24° 50' 37"	50.00'	21.68'	S17° 06' 56"E, 21.51'
C17	90° 00' 00"	30.00'	47.12'	N40° 23' 52"E, 42.43'
C18	90° 00' 00"	30.00'	47.12'	S40° 23' 52"W, 42.43'
C19	13° 30' 09"	310.00'	73.06'	N87° 51' 04"W, 72.89'
C20	13° 30' 09"	190.00'	44.78'	S87° 51' 04"E, 44.67'

CURVE TABLE

Curve	Delta	Radius	Arc Length	Chord
C21	14° 21' 41"	310.00'	77.70'	N73° 55' 08"W, 77.50'
C22	14° 21' 41"	190.00'	47.62'	S73° 55' 08"E, 47.50'
C23	14° 21' 41"	310.00'	77.70'	N59° 33' 27"W, 77.50'
C24	14° 21' 41"	190.00'	47.62'	S59° 33' 27"E, 47.50'
C25	14° 21' 41"	310.00'	77.70'	N45° 11' 45"W, 77.50'
C26	14° 21' 41"	190.00'	47.62'	S45° 11' 45"E, 47.50'
C27	14° 21' 41"	310.00'	77.70'	N30° 50' 04"W, 77.50'
C28	14° 21' 41"	190.00'	47.62'	S30° 50' 04"E, 47.50'
C29	7° 46' 24"	310.00'	42.06'	N19° 46' 01"W, 42.03'
C30	14° 21' 41"	190.00'	47.62'	S16° 28' 22"E, 47.50'
C31	6° 35' 17"	310.00'	35.64'	N12° 35' 10"W, 35.63'
C32	4° 35' 55"	310.00'	24.88'	N6° 59' 34"W, 24.87'
C33	70° 35' 26"	49.95'	61.53'	N59° 48' 31"W, 57.72'
C34	15° 31' 42"	30.00'	8.13'	N3° 09' 43"E, 8.11'
C35	89° 29' 55"	50.00'	78.10'	S49° 51' 11"E, 70.40'
C36	36° 44' 16"	50.00'	32.06'	S23° 28' 21"E, 31.51'
C37	97° 10' 52"	40.00'	67.85'	S6° 44' 57"W, 60.00'

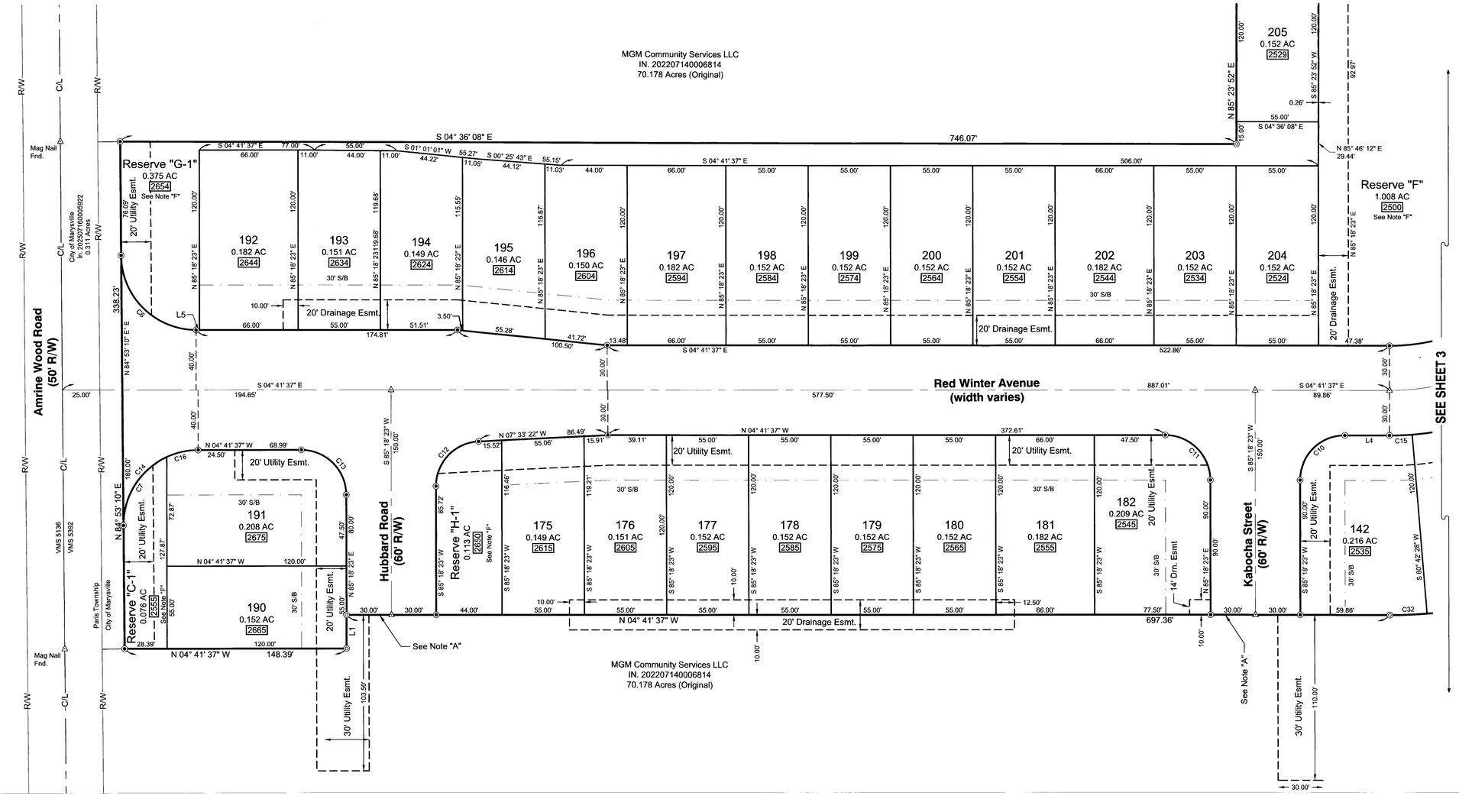
LINE TABLE

Line #	Direction	Length
L1	S85° 18' 23"W	22.50'
L2	N04° 36' 08"W	22.80'
L3	N04° 36' 08"W	39.71'
L4	N04° 41' 37"W	29.86'
L5	N04° 41' 37"W	2.30'
L6	S85° 23' 52"W	13.89'



CESO IRON PIN LEGEND

- ◎ 5/8" IRON PIN FOUND W/ "CESO INC" CAP UNLESS OTHERWISE NOTED
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ "CESO INC." CAP)
- △ MAG NAIL SET UNLESS OTHERWISE NOTED
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM "CESO INC." CAP)



AMRINE MEADOWS SECTION 2, PHASE 3A

State of Ohio, County of Union,
City of Marysville, Virginia Military Survey No. 5392

Revisions / Submissions

ID	Description	Date

Project Number:	759514
Scale:	1"=40'
Drawn By:	ATW
Checked By:	SM/ALB
Date:	June 23, 2025
Issue:	

Drawing Title:

CESO IRON PIN LEGEND

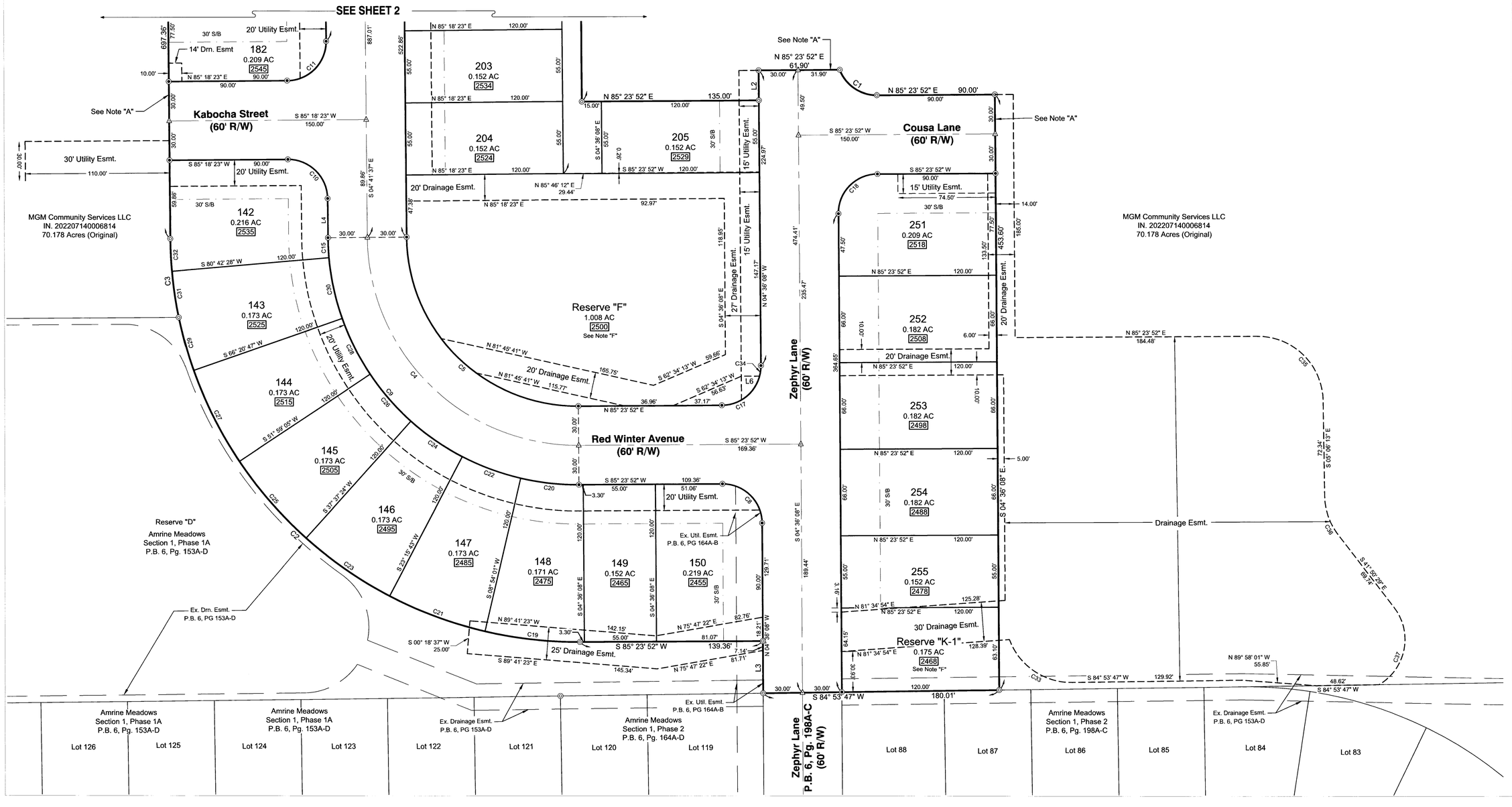
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N

40 0 40 80

GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM



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State of Ohio, County of Union,
City of Marysville, Virginia Military Survey No. 5392

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